

**CITY OF EL PASO, TEXAS**  
**AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Planning, Research & Development

**AGENDA DATE:** Introduction: May 24, 2005  
Public Hearing: June 14, 2005

**CONTACT PERSON/PHONE:** Christina Valles, 541-4930

**DISTRICT(S) AFFECTED:** 6

**SUBJECT:**

An Ordinance changing the zoning of a portion of Lot 75, Block 246A, Vista Del Sol Unit Eighty-Nine, El Paso, El Paso County, Texas from [R-3 (Residential) to A-2 (Apartment)]. The penalty is as provided for in Chapter 20.68 of the El Paso Municipal Code. Applicant: Claudia J. Sanchez. ZON04-00098 (District 6)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** George Sarmiento, AICP

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 75, BLOCK 246A, VISTA DEL SOL UNIT EIGHTY-NINE, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO A-2 (APARTMENT). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

That the zoning of a portion of Lot 75, Block 246A, Vista Del Sol Unit Eighty-Nine, El Paso, El Paso County, Texas, as more particularly described by metes and bounds in the attached Exhibit "A", be changed from R-3 (Residential) to A-2 (Apartment), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

**PASSED AND APPROVED** this \_\_\_\_\_ day of June, 2005.


**THE CITY OF EL PASO**

**ATTEST:**


\_\_\_\_\_  
John F. Cook  
Mayor

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

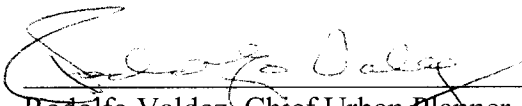
**APPROVED AS TO FORM:**

\_\_\_\_\_  
  
Matt Watson  
Assistant City Attorney  
Doc No. 12473

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
  
Christina Valles, Planner II  
Planning, Research & Development  
Department

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
  
Rodolfo Valdez, Chief Urban Planner  
Planning, Research & Development  
Department

ATCON ENGINEERING  
A 0.108 ACRE PARCEL  
BEING A PORTION OF LOT 75, BLOCK 246A,  
VISTA DEL SOL UNIT EIGHTY NINE  
APRIL 11, 2005

### PROPERTY DESCRIPTION

DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF LOT 75, BLOCK 246A, VISTA DEL SOL UNIT EIGHTY NINE, CITY OF EL PASO, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN EXISTING CITY MONUMENT LOCATED ON RICK RHODES DRIVE; THENCE, BEAR SOUTH 89°25'47" WEST A DISTANCE OF 30.00 FEET TO A FOUND CONCRETE NAIL; THENCE, NORTH 00°34'08" WEST A DISTANCE OF 97.21 FEET TO A POINT; THENCE, SOUTH 89°58'25" WEST A DISTANCE OF 5.20 FEET TO A POINT; THENCE, NORTH 01°16'57" EAST A DISTANCE OF 78.12 FEET TO THE **POINT OF BEGINNING** FOR THE PARCEL OF LAND DESCRIBED HEREIN;

THENCE, NORTH 01°16'57" EAST A DISTANCE OF 19.38 FEET TO A FOUND REBAR FOR A CORNER OF THIS PARCEL;

THENCE, NORTH 90°00'00" EAST A DISTANCE OF 158.36 FEET TO A FOUND REBAR FOR A CORNER OF THIS PARCEL;

THENCE, SOUTH 31°16'00" WEST A DISTANCE OF 50.35 FEET TO A POINT FOR A CORNER OF THIS PARCEL;

THENCE, NORTH 79°53'13" WEST A DISTANCE OF 134.75 FEET TO THE **POINT OF BEGINNING** AND SAID PARCEL CONTAINING 4,697.96 SQUARE FEET OR 0.108 ACRES OF LAND MORE OR LESS.

### NOTES:

1. BEARINGS SHOWN HEREIN ARE BASED ON THE FILED PLAT FOR VISTA DEL SOL UNIT EIGHTY NINE.
2. A PARCEL PLAN OF THE SAME DATE ACCOMPANIES THIS DESCRIPTION.
3. NOT A GROUND SURVEY.

## ATCON ENGINEERING

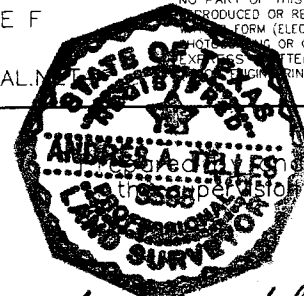
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EL PASO, TEXAS 79936  
ATCONENGINEERING@SBCGLOBAL.NET

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ATCON ENGINEERING

### EXHIBIT PLAN

BEING A PORTION OF LOT 75, BLOCK 246A,  
VISTA DEL SOL EIGHTY NINE  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING: 0.108 ACRES ±



under  
of:

*A. A. Telles*

Andres A. Telles

**JOE WARDY**  
MAYOR

**JOYCE WILSON**  
CITY MANAGER

**GEORGE G. SARMIENTO, AICP**  
DIRECTOR



**PLANNING, RESEARCH &  
DEVELOPMENT DEPARTMENT**

March 25, 2005

***CITY COUNCIL***

**SUSAN AUSTIN**  
DISTRICT NO. 1

**ROBERT A. CUSHING, JR.**  
DISTRICT NO. 2

**JOSE ALEXANDRO LOZANO**  
DISTRICT NO. 3

**JOHN F. COOK**  
DISTRICT NO. 4

**PRESI ORTEGA, JR.**  
DISTRICT NO. 5

**PAUL J. ESCOBAR**  
DISTRICT NO. 6

**VIVIAN ROJAS**  
DISTRICT NO. 7

**ANTHONY W. COBOS**  
DISTRICT NO. 8

**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager

**FROM:** Christina Valles, Planner II

**SUBJECT:** ZON04-00098

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The City Plan Commission (CPC), on February 10, 2005, voted **8 - 0** to recommend **APPROVAL** of this rezoning request, concurring with Staff's recommendation.

The CPC found that this rezoning request is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning request is in the best interest, health, safety and welfare of the public in general.

There was **NO OPPOSITION** to this request.

**Attachment:** Location Map

**Rezoning Case:** ZON04-00098

**STAFF REPORT**

**Property Owner(s):** Claudia Sanchez

**Applicant(s):** Claudia Sanchez

**Representative(s):** Francisco Sanchez

**Legal Description:** A portion of Lot 75, Block 246A, Vista Del Sol Unit 89

**Location:** 1656 Rick Rhodes Drive

**Representative District:** # 6

**Area:** 0.39 Acres

**Present Zoning:** R-3 (Residential)

**Present Use:** Quadruplex

**Proposed Zoning:** A-2 (Apartment)

**Proposed Use:** Quadruplex and Duplex

**Recognized Neighborhood Associations Contacted:** Eastside Civic Association

**Surrounding Land Uses:**

<b>North -</b>	R-3 (Residential) / residential
<b>South -</b>	A-2 (Apartment) / residential
<b>East -</b>	R-3 (Residential) / residential
<b>West-</b>	A-2 (Apartment) / residential

**Year 2025 Designation:** Residential (East Planning Area)

**CITY PLAN COMMISSION HEARING, February 10, 2005  
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

**Zoning Case: ZON04-00098**

**General Information:**

The applicant is requesting a rezoning from R-3 (Residential) to A-2 (Apartment) in order to permit a duplex on the site. The property is 0.39 acres in size and currently has an existing quadruplex. The proposed site plan shows the existing quadruplex and a proposed duplex to be located on the site. Access is proposed via Rick Rhodes Drive with six (6) parking spaces provided. There are no zoning conditions currently imposed on this property.

**Information to the Commission:**

The Planning Department has received no calls or letters in support or opposition to this application.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from R-3 (Residential) to A-2 (Apartment).

The recommendation is based on the following:

**The Plan for El Paso** City-Wide Land Use Goals recommend that El Paso  
“provide a wide range of housing types that respond to the needs of all economic segments of the community.”

**The Year 2025 Projected General Land Use Map** for the **East** Planning Area designates this property for **Residential** land uses.

**A-2 (Apartment) zoning** permits the quadruplex and a proposed duplex and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the A-2 (Apartment) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will the quadruplex and a proposed duplex be compatible with adjacent land uses?

**Information To The Applicant:**

Building Permits and Inspections Department Notes:

No objections to the proposed zoning change from R-3 (Residential) to A-2 (Apartment).

Engineering Department, Development Division Notes:

No objections.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns with the proposed zoning change.

Fire Department Notes:

Zoning change does not adversely affect the Fire Department.

El Paso Water Utilities Notes:

No objections.

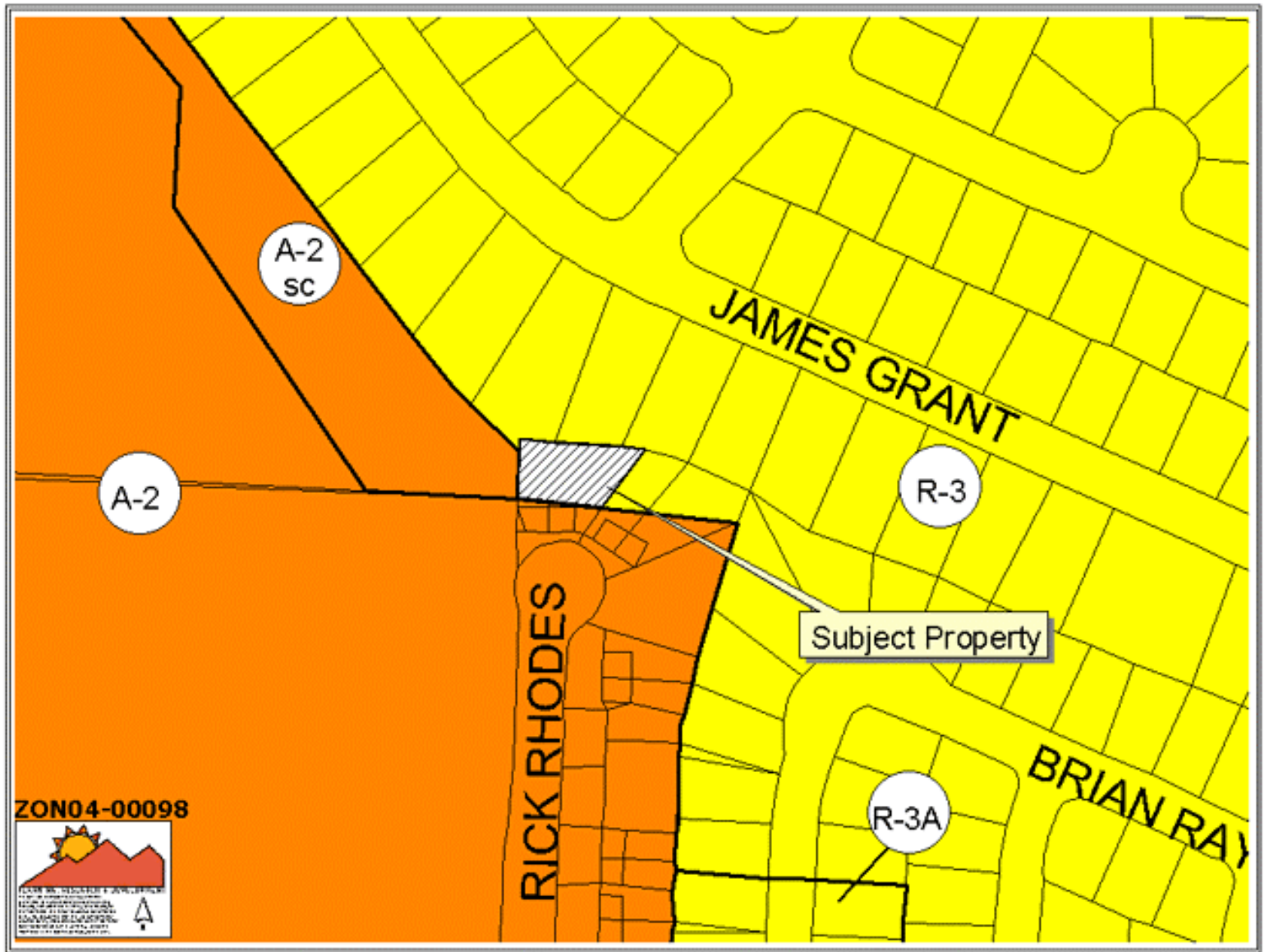
Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the East Planning Area designates this property for Residential land uses.
- B. A-2 (Apartment) zoning permits a quadruplex and a proposed duplex and is compatible with adjacent development.

**ATTACHMENT:** Site Plan.

**NOTE TO THE PROPERTY OWNER:** CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

## LOCATION MAP





## AERIAL MAP



# GENERALIZED PLOT PLAN

